

285

CITY COUNCIL
SPECIAL CITY COUNCIL MEETING -
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, DECEMBER 13, 1994
7:00 P.M.

1. ROLL CALL

Present: Council Members - Davenport (arrived at approximately 7:07 p.m.), Pennino, Sieglock, Warner and Mann (Mayor)

Absent: Council Members - None

Also Present: City Manager Peterson, Assistant City Manager Glenn, Economic Development Coordinator Keeter, Community Development Director Schroeder, Public Works Director Ronsko, City Engineer Prima, Police Chief Hansen, Finance Director Flynn, Community Service Center Director Lange, City Attorney McNatt and City Clerk Perrin

2. PUBLIC HEARING

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Mann called for the Public Hearing to review and adopt recommended Central City Revitalization Project strategies.

Mayor Mann opened the meeting and informed the public that the City Council, should it approve the Central City Revitalization Program plan, will not be voting on anything specific (i.e. the amount of the business license tax, assessment districts, etc.), but rather would be voting on the concepts as proposed by Mr. Freedman.

Economic Development Coordinator Keeter presented an overview of how the meeting will be conducted and further announced that on Wednesday, December 14, 1994 at 9:00 a.m. Hazel's School Street Bar and Grill will have its grand opening.

Michael Freedman, Freedman Tung & Bottomley, then provided a slide presentation summarizing the events up to this point and the recommendations of the Central City Revitalization Program plan. Mr. Freedman further announced that the Post Office Square (Town Plaza) proposal has been rejected by the main Post Office headquarters. An alternate plan will be developed for Council and public input.

3. RECESS

Mayor Mann then declared a ten-minute recess and the City Council meeting reconvened at approximately 8:45 p.m.

4. PUBLIC HEARING (Continued)

Speaking on behalf of the Central City Revitalization Task Force, Tony Segale, Chairperson; Barbara McWilliams, Lodi Downtown Business Association (LDBA); Rose Marie Mendonca; Virginia Snyder, Eastside Improvement Committee; and Bob Johnson, President, Chamber of Commerce, indicated support of the plan and encouraged the City Council's approval.

Continued December 13, 1994

Hearing Opened to the Public

1. Richard Galantine, business owner on Cherokee Lane, Lodi, questioned who is to pay for this plan, and stated, if this is to be done by assessment districts, each property owner should be notified and told exactly what he/she will be expected to pay;
2. Stewart C. Adams, 25 North School Street, Lodi, encouraged the Council's adoption of the plan and to keep the project moving;
3. Tim Mattheis, 131 South Crescent Avenue, Lodi, also encouraged the Council's approval of the plan, and, speaking as a member of the Lodi Arts Commission, stated the plan is consistent with the policies and direction of the commission;
4. Marlowe Weil, Weil Motors, Lodi, urged the City Council to put this matter before a vote of the people and to not violate property laws;
5. O. C. Lawson, Central Avenue, Lodi, suggested that the City Council put off its decision on this matter for approximately one month, so that it may look at other cities who have done something similar to see if it has worked;
6. Ken Cantrell, President, Lodi Downtown Business Association (LDBA), 2334 St. Anton Drive, Lodi, encouraged adoption of the plan;
7. Stan Kirst, 10 West Daisy, Lodi, requested an explanation of how assessment districts work and expressed his opposition to property owners being assessed;
8. Richard Sanborn, 1210 South Cherokee Lane, Lodi, encouraged adoption of the plan;
9. Dennis Bennett, 777 South Ham Lane, Suite L, Lodi, commended the consultants, staff and the Task Force on the work its done towards this effort and encouraged Council's adoption of the plan;
10. Clay Saylor, 41 North Sacramento Street, Lodi, supports the plan; however, is unsure about how much the plan will accomplish since some plans in the past have not been successful;
11. Roger Stafford, Chairperson, Lodi Planning Commission, 801 South Mills Avenue, Lodi, expressed the Planning Commission's support of the plan and further indicated that by having a plan in place it makes the commission's job much easier;
12. Tony Canton, Lodi, expressed his support of the plan; however, questioned the amount of taxes he would be expected to pay. Ms. Keeter informed the public that anyone interested in calculating estimates should contact either City Engineer Prima or herself;
13. Morgan White, JCPenney building owner, Pleasanton, expressed his support of the plan and urged Council adoption;
14. Jodie Laberman, Generations, 14 West Pine Street, Lodi, encouraged the Council's adoption of the plan, and reminded the Council that with the revitalized downtown comes more laws on panhandling, vagrancy and public drinking which would require additional staff and more payroll dollars; and
15. William Merrith, Eagles, 21 West Oak Street, Lodi, questioned how the money raised will be used towards the revitalization efforts.

Public Portion of Hearing Closed

5. RECESS

Mayor Mann declared a ten-minute recess and the City Council meeting reconvened at approximately 10:06 p.m.

6. PUBLIC HEARING (Continued)

ACTION:

Following discussion and questions from the City Council to Mr. Freedman and staff, the City Council, on motion of Council Member Sieglock, Pennino second, unanimously took the following actions:

- Adopted the Central City Revitalization Program *in concept* and directed staff to implement strategies, incentive programs, and capital improvements as recommended in the Program document;
- Directed staff to implement the \$1.7 million Cherokee Lane improvements as recommended in the Concept Development Phase document;
- Directed staff to implement Downtown Revitalization strategies, capital improvements, and incentive programs at the "\$3.5 million" level as recommended in the Concept Development Phase document;
- Directed staff to implement strategies for the Revitalization of the Eastside Neighborhood as recommended in the Concept Development Phase document; and
- Directed that the Central City Revitalization Task Force continue to work on this Program.

Further, the City Council, on motion of Council Member Pennino, Mann second, unanimously took the following actions:

- Adopted conceptually, financing the implementation of the Central City Revitalization Program as a public/private venture by:
 - ◊ raising the business license fees and directing staff to come back to the City Council with recommended methods of raising the fee within the next 30 days and further directing the Finance Director to postpone the mailing of the business license invoices until action is taken by the City Council; and
 - ◊ creating assessment districts to facilitate the private sector portion of the funding at the levels recommended in the document.

FILE NO. CC-6, CC-72 AND CC-400

7. ADJOURNMENT

There being no further business to come before the City Council, Mayor Mann adjourned the meeting at approximately 11:10 p.m.

ATTEST:


Jennifer M. Perrin
City Clerk